#### AGENDA

### CENTRAL BUSINESS IMPROVEMENT DISTRICT FORT SMITH, ARKANSAS

MEETING – Tuesday, August 21, 2018 Area Agency on Aging Building 524 Garrison Avenue Fort Smith, Arkansas 7<sup>th</sup> Floor Board Room

TIME: 9:30 a.m.

- 1. Call to order Mr. Bill Hanna, Chair
- 2. Roll Call
- 3. Approve minutes of June 19, 2018 regular meeting
- 4. Treasurer's Reports
  - a. June, 2018 CBID Financial Report
  - b. July, 2018 CBID Financial Report
- 5. Presentations & Reports
  - a. Economic Opportunity Zones Mr. Leslie Lane, Arkansas Capital
  - b. 64.6 Downtown Report Talicia Richardson
  - c. Neighborhood Services Report
  - d. CBID Business License & Open Permit Reports
  - e. City Report status of projects
- 6. Business or Discussion Items:
  - a. Consider a variance to sign regulations at 1021 Garrison Avenue: letter size & plastic substrate.
  - b. Consider a variance to sign regulations at 1120 Garrison Avenue: plastic substrate.
  - c. Discussion regarding proposed improvements to Farmers Market lot (Karen Hall)
- 7. Other discussion items.
- 8. Meeting Schedule:
  - a. September 18, 2018: Regular Meeting
- 9. Adjourn

## CENTRAL BUSINESS IMPROVEMENT DISTRICT FORT SMITH, ARKANSAS

Tuesday, June 19, 2018
Area Agency on Aging, 524 Garrison Avenue
Fort Smith, Arkansas
7th Floor Board Room

Meeting Minutes

The Fort Smith Central Business Improvement District Commission's regular meeting was scheduled for 9:30 a.m. on Tuesday, June 19, 2018, in the 7<sup>th</sup> floor board room of the Area Agency on Aging building, 524 Garrison Avenue, Fort Smith, Arkansas.

The meeting was called to order by Bill Hanna, Chairperson. Mr. Hanna noted that a quorum was present. Also in attendance were commissioners Sam Sicard, Phil White, Jeff Pryor, Rodney Ghan, Steve Clark, Richard Griffin, and Lee Ann Vick. Others in attendance included Wally Bailey and Brenda Andrews with the Fort Smith Planning Department.

Mr. Ghan moved approval of the minutes of May 15, 2018, regular meeting. The motion was seconded by Mr. Sicard and carried unanimously.

Mr. Sicard delivered the Treasurer's report for the month of May 2018, such documents being previously provided for the commissioners' review. As of May 31, 2018, the total cashon-hand for the CBID amounted to \$92,200.95. Restricted funds comprised \$23,439.90 of the total cash. The total cash net of restricted funds amounted to \$68,761.05. Mr. Clark moved acceptance of the treasurer's report. The motion was seconded by Mr. White and carried unanimously.

Talicia Richardson, Executive Director of 64.6 Downtown, reported that she would be meeting with city officials to discuss the downtown traffic study and the form-based code and would give the CBID an update at their next meeting. In response to a question from Mr. White, Ms. Richardson stated that her priority would be to work with the city officials to implement the form based code.

The commission then reviewed the Neighborhood Services report, CBID business license report, and open permit reports. Wally Bailey responded to questions regarding auto-related businesses in and near the CBID that may be operating without a business license or illegally operating auto salvage and auto holding yard operations. Mr. Bailey explained the enforcement process and stated that the planning department had been in contact with the property owners and business owners at 221 Towson, 301 Towson, and 301 South 12<sup>th</sup> Street regarding unlicensed auto related activities. He stated that the planning department will be following up with these businesses to resolve the violations as quickly as possible.

Regarding the Neighborhood Services report, Ms. Vick questioned what progress was being made at 815 North B Street. Mr. Bailey stated that he would provide a more detailed

report of the work that has occurred on this property at the next meeting.

Doug Reinert, Parks & Recreation Director, reported that the downtown splash pad was well attended and the skate park on Riverfront Drive was under construction with an estimated September completion. He also reported that the Gregg Smith River Trail extension to the Fort Smith City Park was underway and when completed, a 6.5 mile trail system from the River Park to the Fort Smith Park would be in place. Mr. Reinert also stated that renovations to the Fort Smith Park were underway including a fishing pavilion, inclusive playground equipment, and volleyball courts. He noted that bathrooms were not part of the renovation due to vandalism and security concerns. Mr. Reinert also reported that the soccer fields on Riverfront Drive were usable, but due to a needed easement from the adjacent railroad property, construction on a water line and restrooms had not been initiated.

Mr. Hanna then led the discussion regarding a request by Steve Clark, Board Chair of 64.6 Downtown, for the CBID to reallocate \$18,000 dedicated over a three-year period to 64.6 personnel to the downtown traffic study. Mr. Hanna stated that the study would cost approximately \$160,000. Mr. White moved to reallocate \$20,000 now to the traffic study. The motion was seconded by Mr. Ghan and carried unanimously.

The CBID next considered a variance request by KMW Properties to demolish a portion of the former Shipley Bakery building at 63 South 6<sup>th</sup> Street and install architectural metal panels on the west, south, and east facades. The building would be utilized as an event center. Shannon Reith with Studio 6 presented the variance request stating that the first phase of the renovation included bathrooms, a catering kitchen, tap room, and a deck for outdoor seating. Following discussion of the project, Mr. Sicard moved to approve the demolition request. The motion was seconded by Mr. Clark and carried unanimously. Mr. Ghan moved to approve the variance request for the metal panels. The motion was seconded by Mr. Clark and the motion carried unanimously.

The next meeting of the CBID Commission is scheduled for July 17, 2018. There being no further business before the Commission, the meeting adjourned at approximately 10:20 a.m.

Respectfully submitted,		
Brenda Andrews Senior Planner		

# CENTRAL BUSINESS IMPROVEMENT DISTRICT #1 FORT SMITH, ARKANSAS June 30, 2018

#### **SELECTED ASSETS**

Checking	\$18,921.40
Savings*	<u>\$73,906.47</u> *

Total Cash-on-Hand (Net of Outstanding Checks) \$92,827.87

#### \*RESTRICTED FUNDS-WEST END PARK SUBSIDY

(Included in savings balance)

DONOR	DATE	AMOUNT
CBID - Board motion	12/16/2014	\$6,000.00
Check#1401 for West End Park Loss 2015	3/25/2016	-\$1,740.68
Check#1047 for West End Park Loss 2016	4/18/2017	-\$1,969.42
TOTAL WEST END PARK SUBSIDY FUNDS	_	\$2,289.90

Undesignated

Anonymous Donor \$5,000.00 check# 1044 64.6 Downtown 12/20/2016 -\$1,850.00 TOTAL UNDESIGNATED FUNDS \$3,150.00

\*PLEDGE COMMITMENTS TO BE PAID:

TOTAL RESTRICTED FUNDS \$5,439.90 - Deducted from above cash balance

TOTAL CASH NET OF RESTRICTED FUNDS \$87,387.97

Month End Balance

#### Central Business Improvement District #1 Fort Smith, Arkansas Financials June 30, 2018

#### BEGINNING YEAR BALANCE (Checking & Savings Account)

89,107.92

92,827.87

INCOME	CURRENT	
Monthly Rental:	MONTH	YEAR-TO-DATE
Monthly rental income-U A Fort Smith for The Lyon's Den Building-Initial payment May 2012 of \$15,005.00-Monthly payments thereafter of \$5,410.00	5,410.00	32,460.00
Interest earned on savings account	26.92	119.95
Royalties: Sonat Exploration Company Ozark Oil & Gas Chesapeake Operating, Inc. Southwestern Coal Co./Ft.Smith #1 Robert B. Westphal/ F.S.#1 Royalties		
Total Income	5,436.92	32,579.95
EXPENSES Loan Payment:		
First National Bank	4,810.00	28,860.00
Total Expenses	4,810.00	28,860.00
Net Change	626.92	3,719.95

8/17/2018

# CENTRAL BUSINESS IMPROVEMENT DISTRICT #1 FORT SMITH, ARKANSAS July 31, 2018

#### **SELECTED ASSETS**

 Checking
 \$19,492.40

 Savings\*
 \$53,932.05

Total Cash-on-Hand (Net of Outstanding Checks) \$73,424.45

\*RESTRICTED FUNDS-WEST END PARK SUBSIDY

(Included in savings balance)

DONOR DATE AMOUNT

CBID - Board motion 12/16/2014 \$6,000.00

Check#1401 for West End Park Loss 2015 3/25/2016 -\$1,740.68

Check#1047 for West End Park Loss 2016 4/18/2017 -\$1,969.42

TOTAL WEST END PARK SUBSIDY FUNDS \$2,289.90

Undesignated

Anonymous Donor \$5,000.00

check# 1044 64.6 Downtown 12/20/2016 -\$1,850.00 TOTAL UNDESIGNATED FUNDS \$3,150.00

\*PLEDGE COMMITMENTS TO BE PAID:

TOTAL RESTRICTED FUNDS \$5,439.90 - cash balance

TOTAL CASH NET OF RESTRICTED FUNDS \$67,984.55

#### Central Business Improvement District #1 Fort Smith, Arkansas Financials July 31, 2018

#### BEGINNING YEAR BALANCE (Checking & Savings Account)

89,107.92

<u>INCOME</u>			
Monthly Rental:	CURRENT MONTH	YEAR-TO-DATE	
Monthly rental income-U A Fort Smith for The Lyon's Den Building-Initial payment May 2012 of \$15,005.00-Monthly payments thereafter of \$5,410.00	5,410.00	37,870.00	
Transfer from Savings to Checking	20,000.00	20,000.00	
Interest earned on savings account	25.58	145.53	
Royalties: Sonat Exploration Company Ozark Oil & Gas Chesapeake Operating, Inc. Southwestern Coal Co./Ft.Smith #1 Robert B. Westphal/ F.S.#1 Royalties			
Total Income	25,435.58	58,015.53	
EXPENSES Loan Payment:			
First National Bank	4,810.00	28,860.00	
Paid Item Fee- Refunded on 8/8/18 will be updated on August 2018 financials Check #1049 to WAPDD for Fort Smith Traffic Study	29.00 20,000.00	29.00 20,000.00	
Total Expenses	24,839.00	73,699.00	
Net Change	596.58	(15,683.47)	
Month End Balance			73,424.45

## Memo



To: CBID Commissioners

From: Jeff Dingman, Deputy City Administrator

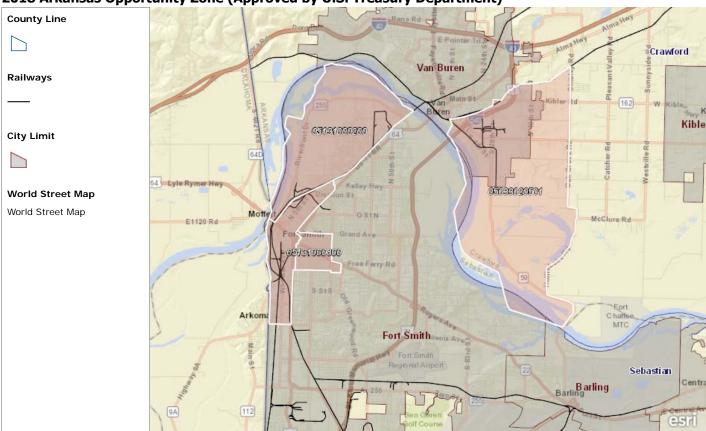
**Date:** 8/17/2018

Re: Economic Opportunity Zones

Certain census tracts, including three in Fort Smith as depicted on the attached map, have been designated by Governor Hutchinson and approved by the US Treasury Department as Economic Opportunity Zones.

Also attached is a FAQ sheet from the IRS website addressing Economic Opportunity Zones.

Mr. Leslie Lane, Senior Vice President of Arkansas Capital Corporation Group, plans to attend the August 21 meeting of the CBID Commission to address any questions you may have about this incentive for investment.



2018 Arkansas Opportunity Zone (Approved by U.S. Treasury Department)

Arkansas Opportunity Zone Selection (2018.4.20 update)

Esri, HERE, Garmin, NGA, USGS, NPS | Esri, HERE, Garmin, NGA, USGS, NPS | In all cases, a credit line stating "Base Map Provided By The Mapping Section, Planning and Research Division, Arkansas State Highway and Transportation Department, In Cooperation With The U.S. Department of Transportation" | Arkansas State Highway and Transportation Department | Esri, HERE, NPS



## **Opportunity Zones Frequently Asked Questions**

#### Q. What is an Opportunity Zone?

A. An Opportunity Zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation authority to the Internal Revenue Service.

#### Q. Who created Opportunity Zones?

A. Opportunity Zones were added to the tax code by the Tax Cuts and Jobs Act on December 22, 2017.

#### Q. Have Opportunity Zones been around a long time?

A. No, they are new. The first set of Opportunity Zones, covering parts of 18 states, were designated on April 9, 2018.

#### Q. What is the purpose of Opportunity Zones?

A. Opportunity Zones are an economic development tool—that is, they are designed to spur economic development and job creation in distressed communities.

#### Q. How do Opportunity Zones spur economic development?

A. Opportunity Zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains until the earlier of the date on which an investment is sold or exchanged, or December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in basis equal to the fair market value of the investment on the date that the investment is sold or exchanged.

#### Q. What is a Qualified Opportunity Fund

A. Qualified Opportunity Fund is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in an Opportunity Zone and that utilizes the investor's gains from a prior investment for funding the Opportunity Fund.

#### Q. Do I need to live in an Opportunity Zone to take advantage of the tax benefits?

A. No. You can get the tax benefits, even if you don't live, work or have a business in an Opportunity Zone. All you need to do is invest in a Qualified Opportunity Fund.

## Q. I am interested in investing in an Opportunity Zone. Is there a list of Opportunity Zones available?

A. Yes. The current list of approved Opportunity Zones can be found at Opportunity Zones Resources. This list will continue to be updated as more Opportunity Zones are approved. A complete list of approved Opportunity Zones will be published later this spring after all Opportunity Zones have been nominated, certified and designated.

## Q. How does a taxpayer become certified as a Qualified Opportunity Fund?

A. To become a Qualified Opportunity Fund, an eligible taxpayer self certifies. (Thus, no approval or action by the IRS is required.) To self-certify, a taxpayer merely completes a form (which will be released in the summer of 2018) and attaches that form to the taxpayer's federal income tax return for the taxable year. (The return must be filed timely, taking extensions into account.)

# Q. I sold some stock for a gain in 2018, and, during the 180-day period beginning on the date of the sale, I invested the amount of the gain in a Qualified Opportunity Fund. Can I defer paying tax on that gain?

A. Yes, under § 1400Z-2(a)(1) of the Internal Revenue Code, you may elect to defer the tax on some or all of that gain. If, during the 180-day period, you had invested in one or more Qualified Opportunity Funds only an amount that was less than your entire gain, you may still elect to defer paying tax on part of the gain, up to the amount that you invested in that way.

#### Q. How do I elect to defer my gain on the sale of the stock?

A. You may make an election to defer the gain, in whole or in part, when filing your 2018 Federal Income Tax return in 2019 (that is, you may make the election on the return on which the tax on that gain would be due if you do not defer it).

# Q. I sold some stock on December 15, 2017, and, during the required 180-day period, I invested the amount of the gain in a Qualified Opportunity Fund. Can I elect to defer tax on that gain?

A. Yes, as long as it was invested in the 180-day period, under § 1400Z-2(a)(1) of the Internal Revenue Code, you may elect to defer the tax on that gain. A deferral election may be made on your 2017 Federal Income Tax return. Information about the sale of your stock is required to be included in that return using IRS Form 8949. Precise instructions on how to use that form to elect deferral of the gain for your 2017 return will be forthcoming shortly.

## Q. Can I still elect to defer tax on that gain if I have already filed my 2017 tax return?

A. Yes. You may elect to defer the gain, but you will need to file an amended 2017 return. As part of that amended return, you will follow the election procedure described in the answer to the preceding question.

## Q. I have comments that I would like to make on § 1400Z-2. How can I share those comments with the IRS?

A. Please send all comments to CC.ITA.Section.1400@irscounsel.treas.gov.

#### Q. How can I get more information about Opportunity Zones?

A. Over the next few months, the Treasury Department and the Internal Revenue Service will be providing further details, including additional legal guidance, on this new incentive. More information will be available at Treasury.gov and IRS.gov.

#### Disclaimer

These FAQs are not included in the Internal Revenue Bulletin, and therefore may not be relied upon as legal authority. This means that the information cannot be used to support a legal argument in a court case.

Page Last Reviewed or Updated: 07-Jun-2018

#### **MEMORANDUM**

**TO:** Jeff Dingman, Deputy City Administrator

**FROM:** Brenda Andrews, Planning Dept.

**DATE:** August 15, 2018

**SUBJECT:** 1021 Garrison Avenue – Variance to allow signage with letters exceeding 18" in

height and made from plastic substrate

Jaydev Patel, owner of the Red Roof Inn, formerly Riverfront Inn, at 1021 Garrison Avenue has requested a variance to install two new signs reflecting the hotel's new "Red Roof Inn" name and color scheme. The first sign is a new 3' 9" x 17' 4" sign on an existing pole adjacent to Garrison Avenue with letters that are approximately two feet in height. The CBID guidelines limit letters on signs to 18" in height. The new pole sign will be smaller than the previous signage.

Mr. Patel is also requesting a variance to install a second sign with letters measuring about two feet in height and made from plastic. This sign will be located on the east side of the hotel adjacent to North 11<sup>th</sup> Street. The CBID signage guidelines state that plastic substrate is inappropriate for signs in the CBID boundary. Drawings of both signs are enclosed.

If you have any questions, don't hesitate to contact me.

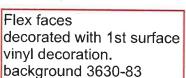
Enc.





Background illuminates red at night.LED Illumination

**PROPOSED** 



3/4"

8'-11 1/8" X 17'-2 1/2"

Flex faces

vinyl decoration.

Regal red 3M vinyl

RedRoofinn

White letters with WALL SIGN DETAIL SCALE: 1/4" = 1'-0" black outline

Red cabinet and retainer painted to match PMS200C

Ped Roof inn

APPROVAL BOX - PLEASE INITIAL **CUSTOMER APPROVAL** 

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: Prepared By: Note. Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK **RED ROOF INN** 5/10/18 AT equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made Location: File Name: Eng: FORT SMITH, AR 166760 - FORT SMITH, AR



DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210





Address of property 1021 Garrison	Avenue located within the boundaries	
of the Year 2010 Design Guidelines Code and the C		
filed with the Director of Development and Constru		
Section 4 of Ordinance 70-10 of the City of Fort Sm	1.1	
literal provisions of the Design Code as follows: (C		
	•	
Variance From Requiren	gent that lettering	
On Signage Not exce	ed 18" in height, ?	
Variance From Requiren On Signage Not exce Variance From Signage	nade w/ plastic.	
	7 7	
The undersigned will present said application to the Central Business Improvement District meeting following the expiration of seven (7) days from the date of this publication, at which meeting the Central Business Improvement District will conduct a public hearing on said application. The meeting will be held at		
are entitled to be heard. This notice is published thi		
20 .	3duy 01,	
<del>_</del>		
Jaydev Patel 405501-0916 Owner or Agent Phone Number	Signed:  Owner	
.61.0		
1021 Garrison Avenue	Or	
FORT-Smish, DR 72901	9	
	A	
Owner or Agent Mailing Address	Agent	

#### **VARIANCE INFORMATION FORM**

The following sentence is from Section 4 of Resolution 17-10 of the Ordinance which defines the criteria for granting a variance.

A variance shall be granted only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the Year 2010 Design Guidelines Code.

Reason(s) for Hardship: Previous Sigh on fole was

Much bigger then existing. 18" Letters wounder?

be as visible. Wall Sigh greeds to be 27" for

Visibility due to size. Not facins harrison st.

#### **MEMORANDUM**

TO:

Jeff Dingman, Deputy City Administrator

FROM:

Brenda Andrews, Planning Dept.

DATE:

August 15, 2018

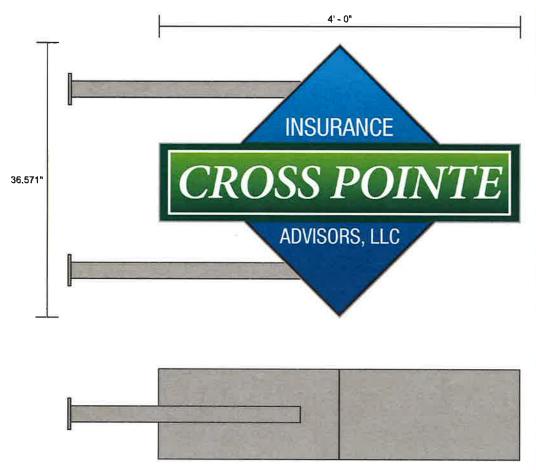
**SUBJECT:** 

1120 Garrison Avenue - Variance to allow new sign made with plastic substrate

John Baxter, owner of Cross Pointe Insurance at 1120 Garrison Avenue, has requested a variance to install a new 3' x 4' sign made from plastic. The new sign will be a wall-mounted sign on the front of the building. The CBID signage guidelines state that plastic substrate is inappropriate for signs in the CBID boundary. A variance for a similar plastic sign was approved by the CBID on January 19, 2016, for Studio 6 Architects. A drawing of the proposed sign is enclosed.

If you have any questions, don't hesitate to contact me.

Enc.





Project:	CROSS POINTE INSURANCE ADVISORS, LLC 1120 GARRISON AVE. FORT SMITH, AR	Scale: 1" = 1' - 0"	Customer Approval:  Date:	MACK THOMPSON & SON  IN CORPORATE D  6208 SOUTH 29TH STREET  FORT SMITH, AR 72908  PHONE 479-648-1061  FAX 479-648-1068  E-MAIL: kyle@mtssigns.com
Description:	36.571" TALL X 4' - 0" WIDE DOUBLE-FACED, INTERNALLY- ILLUMINATED PROJECTING SIGN WITH DIGITALLY-PRINTED GRAPHICS APPLIED TO FACES.	Date: 3/20/18  This original drowing is provided as part of a jalanted project and is not to be exhibited, copied or reproduced without the written permission of Mack Thompson & Son, fin. or its authorized agents.	Landlord Approval:  Date:	

Address of property 1/20 Gomes Asense, located within the boundaries of the Year 2010 Design Guidelines Code and the Central Business Improvement District, has filed with the Director of Development and Construction a written application pursuant to Section 4 of Ordinance 70-10 of the City of Fort Smith, Arkansas, to secure a variance from the literal provisions of the Design Code as follows: (OFFICE USE ONLY)			
Property Owner: TIG PROPERTIES, LLC PO BOX 11655	FORT SMITH, AR 72917		
Subdivision: FITZGERALD			
Legal Description: LOT 6 BLK A			
The undersigned will present said application to the Central Business Improvement District meeting following the expiration of seven (7) days from the date of this publication, at which meeting the Central Business Improvement District will conduct a public hearing on said application. The meeting will be held at524 Garrison Ave 7th Flooronon			
479.806.6772	Signed:		
Owner or Agent Phone Number	Owner		
John @ Daxter Finet Owner or Agent Mailing Address	Agent		

#### **VARIANCE INFORMATION FORM**

The following sentence is from Section 4 of Resolution 17-10 of the Ordinance which defines the criteria for granting a variance.

A variance shall be granted only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the Year 2010 Design Guidelines Code.

Reason(s) for Hardship: The existing sign ordinance for the CBID district does not currently allow for signs with plastic/polycarbonate faces. This does not allow a reasonable concept for an interior-illuminated sign, using our logo. It is requested that this design be allowed to so as to be similar to other signs in the area, such as Studio 6 Architects, Arvest Bank, etc.

## The Fort Smith Farmers Market Needs Your Support to Improve and Update our Facilities.

We are asking the CBID to lend their voice and support to the Fort Smith Farmers Market in our efforts to get a permanent roofed structure with lighted parking, electricity outlets and restrooms built on the FSFM parking lot at North  $2^{nd}$  and Garrison Avenue.

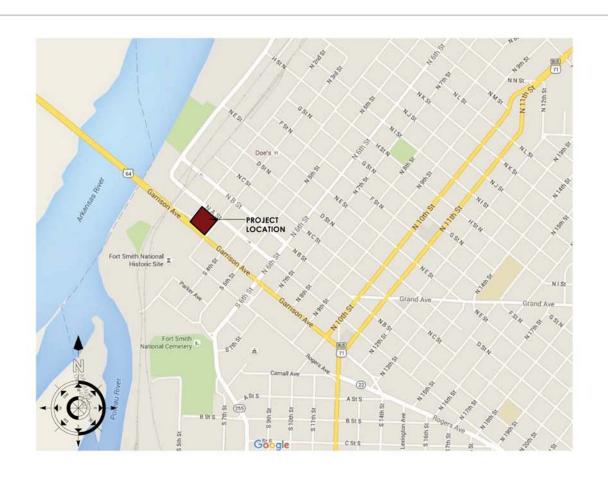
By doing so we are confident this will not only enhance our city's only Farmers Market but turn the lot into a money making venue suitable for the wide range of annual outdoor events that Downtown Fort Smith hosts.

Van Buren was able to get a beautiful venue to host their Farmers Market within a year that has all the amenities that we are seeking and they do not draw anywhere near the amount of people that we draw to Downtown Fort Smith, nor do they provide the community outreach and support that we do.

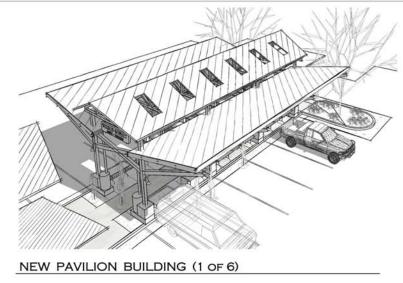
With so many great changes taking place in Fort Smith and Downtown becoming a destination in itself we are looking to the CBID for your support moving forward.

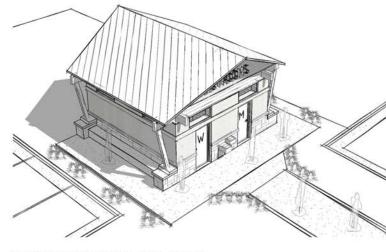
- The Fort Smith Farmers Market has been in continuous operation since 2003.
- The FSFM operates year round every Saturday 7am-noon, and from May-Oct we are open on Tuesday 7am-noon
- Since 2016 The FSFM has processed over \$9000.00 in SNAP/FOOD STAMP transactions.
- Since 2016 The FSFM has processed over \$6000.00 in Double Up Food Bucks with another \$3000.00 in grant \$ allotted to us for 2018.
- Since 2016 The FSFM has brought 277 new SNAP recipient customers to our market.
- Since 2015 Vendor sales totals have consistently reached between \$250,000.00-\$500,000.00. (That is \$ being spent locally and kept in our community)
- We draw on average 50,000-80,000 visitors to the FSFM and the Downtown Area each year.
- The FSFM is frequently a destination for visitors from as far away as Muskogee, Mena, Paris, Sallisaw, Northwest Arkansas etc not to mention the out of state business we receive during special events such as Steel Horse, Unexpected etc.
- The FSFM vendors are carefully selected and vetted from a 90 mile radius of Fort Smith providing a thriving and vibrant Farmers Market.
- We are the 2<sup>nd</sup> Largest Farmers Market in the State of Arkansas.

- We are one of the ONLY Year Round Outdoor Farmers Markets in Arkansas.
- We serve the underserved and food insecure in our community by having regular food drives for area pantries and providing the ONLY place to get fresh, local produce and goods in the food desert that is Downtown Fort Smith.
- We are classified as a 501C3 Non Profit Public Charity and operate at absolutely no cost whatsoever to the city while simultaneously bringing in a significant amount of revenue and tourism to the city and more specifically the Downtown Area.



FORT SMITH FARMER'S MARKET PAVILIONS & RESTROOMS





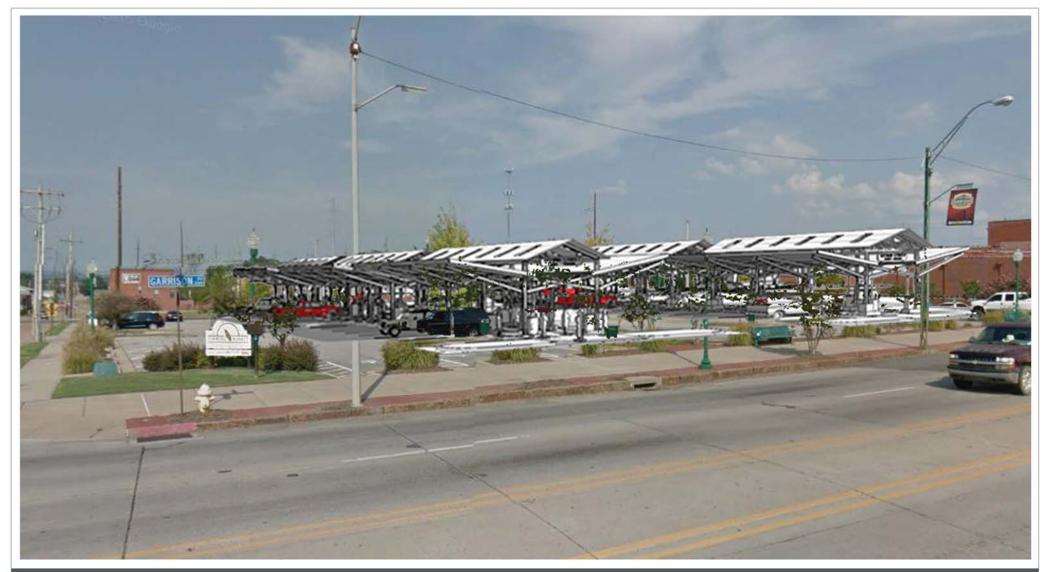
NEW RESTROOMS BUILDING

FARMER'S MARKET
201 Garrison Ave.

COVER SHEET

1/4" = 1'-0"





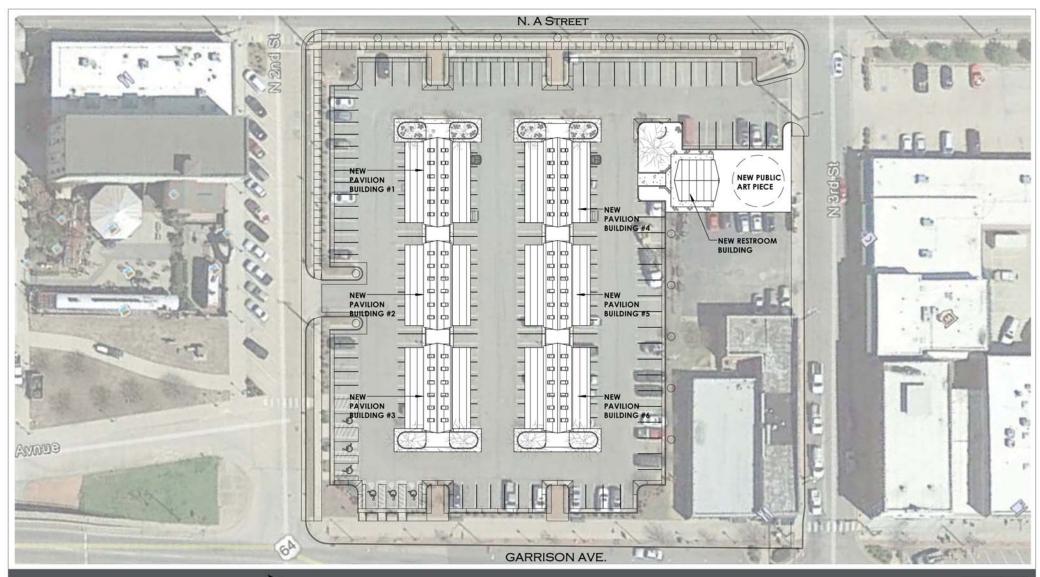
CITY of FORT SMITH

FARMER'S MARKET

201 Garrison Ave.

VIEW LOOKING NORTH FROM GARRISON AVE.





CITY of FORT SMITH

FARMER'S MARKET

201 Garrison Ave.



SITE PLAN

1" = 40'-0"

